

**CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 30, 2013**, at **9:30 a.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Balboa Island Conference Room (Bay D-1st Floor, Room 1114) at 100 Civic Center Drive, Newport Beach. A Hearing Officer designated by the City of Newport Beach will consider the following application:

**219 Diamond Ave – Bakman Residence** - A Reasonable Accommodation Application requesting relief from the requirements of Newport Beach Municipal Code (NBMC) Section 20.18.030, (Residential Zoning Districts General Development Standards) to allow an addition to an existing two-unit dwelling that will exceed the maximum permitted floor area specified by the R-BI District Development Regulations. The additional floor area is requested to serve a disabled person that will reside on the property. A variance is also requested to exceed the maximum permitted floor area due to special circumstances applicable to the property.

The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at [www.newportbeachca.gov/hearingofficer](http://www.newportbeachca.gov/hearingofficer). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Javier S. Garcia, AICP, Senior Planner, at (949) 644-3206, [jgarcia@newportbeachca.gov](mailto:jgarcia@newportbeachca.gov).

**Project File No.:** PA2011-118

**Activity Nos.:** RA2011-002 and VA2011-009

**Zone:** R-BI (Two-Unit Residential, Balboa Island)

**General Plan:** RT (Two-Unit Residential)

**Location:** 219 Diamond Ave

**Applicant:** Jane Bakman